

After Recording Return To:
Miller Harrison LLC
c/o Tyler LaMarr
5292 So. College Drive, Suite 304
Murray, Utah 84123

**FIRST AMENDMENT
TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PORTER'S PLACE SUBDIVISION**

This First Amendment to the Declaration of Covenants, Conditions, and Restrictions of Porter's Place Subdivision is made and executed on the date set forth below and shall be effective upon recording in the Tooele County Recorder's Office.

RECITALS

A. Certain real property in Tooele County, Utah, known as Porter's Place Subdivision, was subjected to certain covenants, conditions and restrictions pursuant to a Declaration of Covenants, Conditions and Restrictions and Declaration recorded September 10, 2019, as Entry No. 493356 in the Recorder's Office for Tooele County, Utah (the "Original Declaration").

B. Pursuant to U.C.A. Section 57-8a-104 of the Community Association Act, the undersigned hereby certifies that all of the voting requirements to amend the Declaration have been satisfied and that the affirmative vote of at least sixty seven percent (67%) of the Owners in the Association has been obtained to adopt this Amendment.

C. This First Amendment shall be binding against the property described in the Declaration and any annexation or supplement thereto, as described in Exhibit "A."

AMENDMENTS

Amendment One

NOW, THEREFORE, the Porter's Place Homeowners Association(the "Association") hereby amends Article VIII of the Declaration by the addition of Section 5 as follows:

5. **Reinvestment Fee**. The Board of Directors shall have the right to establish a "Reinvestment Fee" assessment in accordance with this Section and Utah Code §57-1-46. The following terms and conditions shall govern Reinvestment Fees.

5.1.1. Upon the occurrence of any sale, transfer, or conveyance of any Unit as reflected in the office of the Tooele County Recorder, regardless of whether it is pursuant to the sale of the Unit or not (as applicable, a "Transfer"), the party receiving title to the Unit (the

“Transferee”) shall pay to the Association a Reinvestment Fee in an amount to be established by the Board of Director that is equal to three months of Association dues, provided that in no event shall the Reinvestment Fee exceed the maximum rate permitted by law. If the Board of Directors has not established the Reinvestment Fee amount in the rules as provided above, the amount shall be 0.5% of the value of the Unit.

5.1.2 Notwithstanding anything to the contrary contained in this Section, the Association shall not levy or collect a Reinvestment Fee for any of the Transfers described below:

(a) Any Transfer to the United States or any agency or instrumentality thereof, or the State of Utah or any county, city, municipality, district, or other political subdivision of the State of Utah.

(b) Any Transfer to the Association.

(c) Any Transfer, whether outright or in trust, that is for the benefit of the transferor or the transferor's relatives, but only if the consideration for the Transfer is no greater than 10 percent of the value of the Unit transferred.

(d) Any Transfer or change of interest by reason of death, whether provided for in a will, trust, or decree of distribution, except for a sale of the Unit by the estate of an Owner.

(e) Any Transfer made solely for the purpose of confirming, correcting, modifying, or supplementing a Transfer previously recorded, removing clouds on titles.

(f) Any lease of any Unit or portion thereof for a period of less than thirty (30) years.

(g) Any Transfer to secure a debt or other obligation or to release property which is security for a debt or other obligation.

(h) Any Transfer in connection with the foreclosure of a deed of trust or Mortgage, or a deed given in lieu of foreclosure.

(i) An involuntary transfer.

(j) A bona fide Transfer to a family member of the transferor within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity.

(k) A Transfer that results from a court order.

5.1.3. The Reinvestment Fee shall be due and payable by the Transferee to the Association at the time of the Transfer giving rise to the payment of such Reinvestment Fee and shall be treated as an individual Assessment for collection purposes, and thus subject to the payment of interest and late fees and other fees as provided in Article 2 Section 6 of this Declaration.

Amendment Two

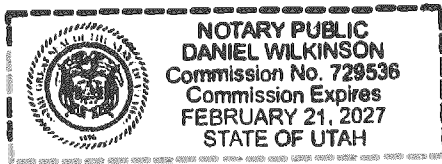
Article 3, Section 10 of the Declaration is hereby amended to read as follows:

All Units (improved or unimproved) shall be kept free of rubbish, weeds, and other unsightly items, and shall be maintained in such a manner as not to detract from the residential quality of the Covered Property. Trash, rubbish, garbage or other waste shall not be kept except in covered containers.

CERTIFICATION

IN WITNESS WHEREOF, PORTER'S PLACE HOMEOWNERS ASSOCIATION has executed this First Amendment to the Declaration as of the 14th day of March, 2025.

PORTER'S PLACE HOMEOWNERS ASSOCIATION



Chase Randall
Print Name:

[Signature]
Its: President

STATE OF Utah)
) SS:
COUNTY OF Utah)

On the 14 day of March, 2025, personally appeared before me Chase Randall, who by me being duly sworn, did say that he/she is the President of the Association., that he/she has been authorized by the Board of Directors to execute this document on behalf of the Association.

[Signature]
Notary Public

EXHIBIT A
Legal Description

File Number: SL36878C
Parcel No. (For Reference Purposes Only):
20-087-0-0001

EXHIBIT "A"

UNIT 1, PORTER'S PLACE CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP, RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER, AS ENTRY NO. 493355 IN BOOK 20 AT PAGE 87 OF OFFICIAL RECORDS, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER AS ENTRY NO. 493356 OF OFFICIAL RECORDS (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN AND TO THE COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT AND AS MORE PARTICULARLY DESCRIBED IN SAID DECLARATION (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

File Number: SL37325C
Parcel No. (For Reference Purposes Only):
20-087-0-0002

EXHIBIT "A"

UNIT 2, PORTER'S PLACE CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP, RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER, AS ENTRY NO. 493355 IN BOOK 20 AT PAGE 87 OF OFFICIAL RECORDS, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER AS ENTRY NO. 493356 OF OFFICIAL RECORDS (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

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File Number: SL37031C
Parcel No. (For Reference Purposes Only):
20-087-0-0003

EXHIBIT "A"

UNITS 3, PORTER'S PLACE CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP, RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER, AS ENTRY NO. 493355 IN BOOK 20 AT PAGE 87 OF OFFICIAL RECORDS, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER AS ENTRY NO. 493356 OF OFFICIAL RECORDS (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

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File Number: SL37321C
Parcel No. (For Reference Purposes Only):
20-087-0-0004

EXHIBIT "A"

UNIT 4, PORTER'S PLACE CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP, RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER, AS ENTRY NO. 493355 IN BOOK 20 AT PAGE 87 OF OFFICIAL RECORDS, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER AS ENTRY NO. 493356 OF OFFICIAL RECORDS (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

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File Number: SL37319C
Parcel No. (For Reference Purposes Only):
20-087-0-0005

EXHIBIT "A"

UNIT 5, PORTER'S PLACE CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP, RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER, AS ENTRY NO. 493355 IN BOOK 20 AT PAGE 87 OF OFFICIAL RECORDS, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER AS ENTRY NO. 493356 OF OFFICIAL RECORDS (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

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File Number: SL37324C
Parcel No. (For Reference Purposes Only):
20-087-0-0006

EXHIBIT "A"

UNIT 6, PORTER'S PLACE CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP, RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER, AS ENTRY NO. 493355 IN BOOK 20 AT PAGE 87 OF OFFICIAL RECORDS, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER AS ENTRY NO. 493356 OF OFFICIAL RECORDS (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

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